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Sadiye Ince
General Manager,
Strata Community Association NSW

23 March 2023

Dear Sadiye,

Thank you for contacting the Greens NSW regarding the priority concerns of the SCA in the state election - Continuing Cooperation, Supporting Smarter and Stronger Reforms and Future-proofing Emerging Issues. Please see our responses below:

Priority Area 1

Continuing Cooperation

SCA (NSW) seeks to continue working with the NSW Government to deliver on key projects ahead of the 2023 state election to improve consumer confidence in strata schemes and the property sector:

Response:

The NSW Greens support broad consultation and engagement on key NSW Government projects subject to consultation with stakeholders so that all sectors are equally represented.

Priority Area 2

Supporting Smarter and Stronger Reforms

SCA (NSW) has been heavily involved with the Department of Customer Service and Fair Trading, as well as other key government departments in ongoing legislative reform. As an industry association and consumer advocate, SCA (NSW) seeks to ensure that our input is heard and integrated into any reform legislation in a timely manner on the following:

- Statutory Review of the Strata Schemes Development Act 2015 (SSDA) and the Strata Schemes Management Act 2015 (SSMA)
- Design and Building Practitioners Act
- Certification of Registration
- Strata Hub Review
- Building Bond Scheme
- Building Management and Services Contracts

Response:

The NSW Greens support broad consultation and engagement in all legislative reform, particularly reform which supports consumers.

Priority Area 3

Future-proofing Emerging Issues

SCA (NSW) has identified three key areas that need specific attention and commitments from all political parties at the March 2023 election:

- The Emergency Services Levy (ESL)
- Electric Vehicle integration and safety in strata complexes
- Property Services Council strata industry representation

Response:

Regarding the Emergency Services Levy

We absolutely need to properly resource our fire and emergency services in New South Wales, but this needs to be done fairly and sustainably. The Greens opposed shifting the Emergency Service Levy onto individual insurance holders and we continue to believe this is an inappropriate way of paying for this service. At the same time, the burden that is still being felt by local councils to make up their share of the funds is a major concern.

The Greens will commit to working closely with key stakeholders such as the Strata Community Association of NSW, Local Government NSW and others to carefully review this scheme and introduce suitable alternative funding arrangements.

Regarding Electric Vehicle integration and safety in strata complexes

The Greens NSW support Electric Vehicle integration and safety in strata complexes and believe that the provision of electric vehicle infrastructure should be standard in all new strata complexes which accommodate parked vehicles. We also will support safe retrofitting of strata complexes to support electric vehicle infrastructure to help reduce transport emissions.

Regarding the Property Services Council strata industry representation

The NSW Greens support broad representation and engagement on specialist government established bodies such as the Property Services Council so that all sectors are equally represented.

Yours sincerely,

Jenny Leong MP
Greens spokesperson on Housing and Homelessness

Cate Faehrmann MLC
Greens spokesperson on Planning